WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING
July 26, 2017

EXECUTIVE SESSION- 6:00pm – 6:56pm

There were two (2) legal matters discussed.

BOARD MEETING –

1. Call to Order- Bille called the meeting to order at 7:01pm.
Board members present: Peter Bille (President), Brian Bush (Vice-President), Brad Gleason (Director of Public Safety), Lee Hanson (Treasurer), Jennifer Cunningham (Secretary/Director of Community Outreach), Ed Miller (Director of Forestry), and Robert Benjamin (Director of Architectural Control).

Board members absent: Per Suhr (Director of Covenants) and Rich Wretshko (Director of Common Areas)

Staff in attendance: Kevin Nielsen (Chief of Public Safety), Denise Cagliaro (HOA Administrator), Bob Pearsall (Architectural Control and Common Areas Administrator), and Amy Mast (Bookkeeping and Barn Rentals Administrator).

Visitors present: Fourteen (14), including 1 (one) OCN reporter.

2. Approval of Agenda- Bille asked if there were any changes. There were none. Benjamin moved to approve the agenda, seconded by Miller. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bille asked if there were any changes or corrections necessary to the June 28, 2017 meeting minutes. There were none. A motion to approve the June 28, 2017 meeting minutes was made by Cunningham, seconded by Benjamin. The motion carried unanimously.

4. Owner Comments- Six (6) residents addressed the Board about AirBnBs/short-term property rentals and one (1) had a concern and wanted to have the rule changed regarding open garage doors.

Reports

5. President’s Report-
Bille reported the following:
   • Residents are encouraged to get involved in the community.

6. Vice-President’s Report-
Bush reported the following:
   • We are pleased to report that there are only 84 unpaid accounts.
   • The unpaid accounts will have liens placed or further action taken if necessary.
   • The dues in Woodmoor are much lower than other communities.

7. Secretary/Director of Community Outreach:
Cunningham reported the following:
   • Concerts in the park have been cancelled for tonight.
   • The next Summer Movie Night is Friday at the Clock Tower in the Monument Marketplace, pending the weather. Activities begin at 7pm and movies begin at dark.
July 28th: Finding Dory
August 11th: The Secret Life of Pets
August 18th: Sing- This movie will be shown at the Tri-Lakes YMCA on their outside field.

- Pickin' on the Divide, a Bluegrass Festival and Chili Cook-off, is scheduled for August 19th in downtown Monument. The Tri-Lakes Lions Club is adding a Chili Cook-off and beer garden! Tickets are on sale now at https://pickinonthedivide.com/tickets-registration and volunteers are needed to help with the event.
- Sidewalk and median improvements have begun along Baptist Road from Struthers to Desiree. Project completion is estimated for October.
- The last Monument Art Hop will be Thursday, August 17th. Be sure to visit downtown between 5pm and 8pm for special sales and guest presentations.
- To stay up to date on meetings and events going on in the Tri-Lakes area, sign up for newsletters and also check out social media.
- The Town of Monument Trustee Meetings are held the first and third Monday of the month at 6:30 pm in the town hall conference room.
- The Town of Monument Planning Commission meets the second Wednesday of the month at 6:30 pm in the town hall conference room.
- All of these events and more are on the Community Events page on the WIA website.

8. Treasurer’s Report-
Hanson reported the following:
- We are on plan with the budget amounts.

9. HOA Administrator’s Report-
Cagliaro reported the following:
- The next Chipping Day is scheduled for August 5th at Lewis-Palmer Middle School.
- August 25th is the deadline for newsletter articles.

10. Director of Covenant’s Report-
For Suhr, Cagliaro reported the following:
- There were 70 violations in June.
- There were 26 HOA inspections performed.

Attendee’s for the August 9th hearings: Bush, Gleason, Cunningham, Hanson, Benjamin, Miller, and Bille.

11. Director of Public Safety’s Report-
Gleason reported the following:
- WPS has begun using the Speed Monitoring Radar Trailer (SMART) to gather traffic stats in areas where we receive complaints and concerns.
- The information gathered has been shared with the El Paso County Sheriff’s Office.

12. Director of Architectural Control’s Report-
Benjamin reported the following:
- There were 100 project applications submitted in June, which is a record.
- 77 of those were approved in the office and 23 went to the committee for approval with all but three projects being approved.
- The approval rate is 98% so far this year for projects.

13. Director of Forestry’s Report-
Miller reported the following:
- There were 8 lot evaluations performed in June.
• Chipping Day will be August 5th at LPMS and free to Woodmoor residents.

14. Director of Common Areas’ Report:
For Wretschko, Cagliaro reported the following:
• The wood floors in the Barn were buffed and polished the week of July 10th.
• The ceiling fans in the Barn are scheduled to be replaced in August.
• The mowing of the common areas has been completed and the second mow for select common areas is scheduled for early October.
• Seven (7) new banner holders were installed on common areas, replacing the existing split rail fence sections that were acting as sign holders.
• Three (3) park benches and three (3) picnic tables were ordered for installation on the common areas in conjunction with an Eagle Scout project by Aaron Mather.
• Woodmoor entrance signs at Higby Road and Bowstring Road and at Higby Road and Cloverleaf are going to be reconditioned/replaced as part of the same Eagle Scout Project.
• Trail maintenance to be performed at North Park in August.

Old Business- 41WCC- After a review of the matter and consultation with the Association’s attorney the Board voted unanimously in favor of filing a District Court foreclosure lawsuit for account 41WCC.

229WH2 - The Board reviewed and discussed the settlement offer by the owners and prepared a counteroffer. The Board then voted unanimously for the Association’s law firm to proceed with a Sheriff’s Sale of the property if the owners reject the counteroffer or default on the terms of the counteroffer and payment plan.

New Business-
16. Rules update for temporary signage. Benjamin made a motion that the rule shall read as follows: “With prior Architecture Control Committee (ACC) approval, one sign shall be permitted to be displayed temporarily (only when children are actively playing outside) on a lot, cautioning drivers that children are present. Accouterments (hardware and posts) to keep sign are not considered as part of the dimensional limitations placed on signs. Neither the sign nor its support may be attached to a tree. Signs may not be located where they could confuse or obstruct the view or interpretation of any traffic sign, signal, or device. Signs must not prevent clear view by motorists of approaching traffic for at least five hundred (500) feet and must not be placed in the roadway.” The motion was seconded by Hanson. The motion carried unanimously.

Bush made the following motion:
Motion: Bob Pearsall is authorized to spend up to $1500 for the possible construction of a new WPS building. Gleason seconded. The motion carried unanimously.

17. The appeals were heard in open session for 153TM2, 122WM, and 354WG. After the regular session adjourned, the Board went back into Executive Session for deliberations and the owners will be notified of the decisions by mail within 7-10 business days.

Benjamin made the motion to adjourn, seconded by Miller. The meeting was adjourned at 8:31pm.

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Jennifer Cunningham, Secretary

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Date